

2.0 PROJECT DESCRIPTION

2.1 Location and Setting

The proposed Moffett Park Specific Plan area is located in Santa Clara County in the northernmost portion of the City of Sunnyvale. The Specific Plan area is located northeast of the Highway 237 and Highway 101 interchange, adjacent to the southwestern edge of the San Francisco Bay. Exhibit 2-1 illustrates the regional location of the Specific Plan area.

The proposed Moffett Park Specific Plan area contains approximately 1,156 acres of land, with a total of approximately 15.6 million square feet of currently developed building floor space within the project area. The Specific Plan area is bounded by Moffett Federal Airfield to the west; the closed Sunnyvale Landfill, the Sunnyvale Materials Recovery and Transfer (SMaRT®) Station, and the City's Water Pollution Control Plant to the north; State Highway 237 to the south; and Sunnyvale Baylands Park to the east (refer to Exhibit 2-2, Local Vicinity Map). The project area is served by a number of local thoroughfares, including Lawrence Expressway/Caribbean Drive, Fair Oaks Avenue/Java Drive, Mathilda Avenue, and Moffett Park Drive. These arterials serve as main access points to the Specific Plan area.

2.2 Environmental Setting

ONSITE LAND USES

Since the 1960's, the Moffett Field Business Park, known as "Moffett Park," has predominantly been occupied by the defense industry. The Air Force, the Navy, Lockheed Martin, and NASA have been the major organizations that have operated, or that continue to operate in Moffett Park. In recent years, several high-technology businesses have developed corporate campuses in Moffett Park, including Juniper Networks, Yahoo Inc., Interwoven and Ariba. Low-rise warehouses and industrial/business park buildings are also located throughout the Specific Plan area. Exhibit 2-3, Aerial Photo of the Specific Plan area, generally illustrates the location of industrial buildings in the Specific Plan area. There are several cafés and other restaurants within Moffett Park, as well as three hotels in the area. Educational opportunities in Moffett Park are provided at Cogswell Polytechnical College (high tech) and the UC Santa Cruz Extension.

Most of the local streets within the Specific Plan area are lined with large mature street trees, and flanked by landscaped earthen berms, which mask the parking lots. Most of the streets in the proposed Specific Plan area are generally wide. None of the streets in the Specific Plan area have designated bike lanes, and several of the streets do not have sidewalks.

Exhibit 2-1
Regional Location Map

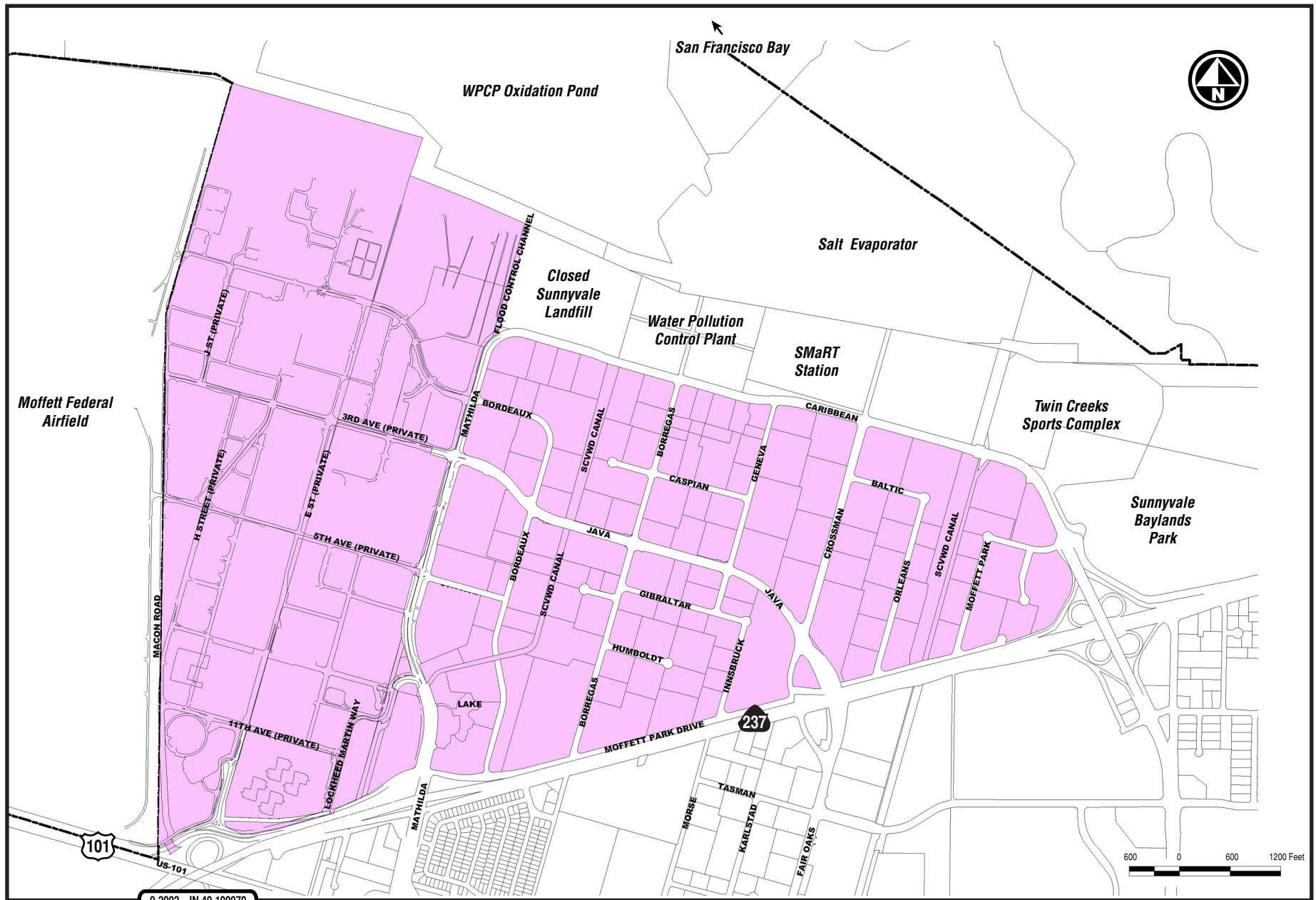


Exhibit 2-3
Aerial Photo of the Specific Plan area

The Santa Clara Valley Transportation Authority (VTA) Tasman West Light Rail line runs along Java Drive and Mathilda Avenue through the Specific Plan area. There are a total of four light rail line stations located within the Specific Plan area. Two stations are located along Java Drive and one station is located along West Moffett Park Drive. The Lockheed Martin light rail station, located on the corner of Mathilda Avenue and 5th Avenue, sits adjacent to a multi-modal bus depot. There are several bus lines that traverse the Specific Plan area, which, when combined with the light rail and existing VTA vanpool programs, allow for a variety of public transportation opportunities for workers in the area.

ADJACENT AND NEARBY USES

Moffett Federal Airfield, located to the west of the Lockheed Martin Campus, is where NASA continues to conduct federal aeronautical and aviation operations (refer to Exhibit 2-3, Aerial Photo of the Specific Plan area). Manufacturing, research and development, aircraft hangers, and office buildings currently exist on this site. Access to the Federal Airfield and NASA facilities are restricted, and are not open to the public.

With regards to nearby residential uses, there are single-family homes and multi-family housing development located to the south of the proposed Specific Plan area, across Highway 237 (refer to Exhibit 2-3). These residential areas are protected by a sound wall that reduces the level of noise generated from Highway 237.

The San Francisco Bay, the City of Sunnyvale Landfill, the Sunnyvale Materials Recovery and Transfer (SMaRT[®]) Station, and the City's Water Pollution Control Plant are located to the north of the proposed Specific Plan area (refer to Exhibit 2-3). The City of Sunnyvale, in conjunction with the cities of Mountain View and Palo Alto, operate the Sunnyvale Materials Recovery and Transfer (SMaRT[®]) Station, which opened in October of 1993. The SMaRT[®] Station is a major regional recycling and waste transfer facility. The City's solid waste now goes to the SMaRT[®] Station where recyclables and yard debris are recovered, processed, and marketed. The City of Sunnyvale's Water Pollution Control Plant provides primary, secondary, and tertiary treatment facilities. Because this water treatment plant is located adjacent to the San Francisco Bay, discharges are subject to stringent requirements.

In addition to these uses, Baylands Park and the Twin Creeks Sports Complex are located on the eastern edge of the Specific Plan area (refer to Exhibit 2-3). Baylands Park includes several passive recreational facilities including open spaces, bike/pedestrian trails¹, and a wildlife preserve. The Bay and wastewater treatment ponds are located further north. The Bay Trail traverses portions of the Leslie salt ponds, the Cargill salt ponds, the wastewater treatment ponds and other wetlands along the northern edge of Moffett Park. There are several softball/baseball fields located in the Twin Creeks Sports Complex.

¹ A portion of the Bay trail is located within Baylands Park.

² FAR: Expressed as a percentage or decimal, FAR, or "Floor Area Ratio" is a term used to describe the amount of square footage within a building as compared to the square footage of the lot or parcel. When calculating FAR for the implementation of the proposed Specific Plan, the FAR does not include future hotel uses.

2.3 Specific Plan: Guiding Principles and Objectives

SPECIFIC PLAN GUIDING PRINCIPLES

The following Guiding Principles from the Moffett Park Specific Plan provide the foundation of the Development Plan and regulatory framework that is implemented through the regulations and provisions of the Plan. These Guiding Principles are intended to provide a benchmark for the analysis of future proposals and design concepts to determine if they are supportive of the spirit and intent of the proposed Specific Plan. The Moffett Park Specific Plan's Guiding Principles are as follows:

Guiding Principle 1.0: *Positively influence the Sunnyvale business climate to enhance economic vitality.*

Guiding Principle 2.0: *Encourage and support emerging industries*

Guiding Principle 3.0: *Foster cooperative partnerships with businesses, property owners, and the City of Sunnyvale.*

Guiding Principle 4.0: *Strategic retention and attraction of business and private investment.*

Guiding Principle 5.0: *Focused areas of higher intensity development in areas adjacent to public transportation facilities.*

Guiding Principle 6.0: *Streamlined project approval process.*

Guiding Principle 7.0: *Enhanced pedestrian accessibility.*

Guiding Principle 8.0: *Increased utilization of public transit through coordinated land use, transportation and infrastructure planning.*

Guiding Principle 9.0: *Incorporate the principles of "smart growth" into all planning decisions.*

SPECIFIC PLAN OBJECTIVES

The proposed project is a Specific Plan that has been designed to guide future development within an area of the City identified generally as the "Moffett Park Business Area", herein referred to as the "Specific Plan area." The proposed Specific Plan identifies and incorporates design guidelines that support the citywide design guidelines that have previously been established. There are no specific development projects proposed in conjunction with the proposed Specific Plan. The main purpose of the Specific Plan is to develop corporate headquarters and similar uses at higher densities within the transit corridor, which would allow certain parcels within the Specific Plan area to develop at higher intensities than currently allowed by the City of Sunnyvale General Plan. The Specific Plan would allow an increase in density by increasing the base and maximum Floor Area Ratios (FARs) of the zoning districts in the area. The Specific Plan also outlines strategies and standards to reinforce the intended character of the area.

The proposed Specific Plan is intended to implement design concepts described in the General Plan for a specific location within the City's Planning Area. The *general* goals of the proposed Specific Plan include the following:

- ❖ Develop policies and standards that will guide development in the Moffett Park Specific Plan area in a manner that preserves the overall image and character of the City of Sunnyvale, and maintains the scenic and natural qualities of the area;
- ❖ Provide policies and programs that will encourage employment and economic development opportunities that are appropriate to the City of Sunnyvale and the Specific Plan area;
- ❖ Provide a detailed analysis of the water, wastewater, drainage, and transportation improvements needed to accommodate development in the area; and
- ❖ Develop a program for the implementation and financing of necessary capital and infrastructure improvements.

Implementation of the proposed Specific Plan would promote the development of high quality corporate headquarters and high-tech office space, manufacturing and warehouse, and other retail and commercial uses. Much of the proposed retail and commercial use areas are envisioned as “office-serving commercial/retail,” and would include services that are generally associated with office and research park development, such as dry cleaners, cafes, postal outlets and other amenity-providing services. While these types of proposed retail/commercial uses would provide amenities to businesses located in Moffett Park, they would not be designed to serve the nearby residential communities.

The following *detailed* Specific Plan Objectives for the Moffett Park Specific Plan are intended to implement the goals and policies of the Sunnyvale General Plan and the Guiding Principles identified in this section. The following Specific Plan objectives shall further implement the spirit and intent of this Specific Plan:

LAND USE OBJECTIVES

- Specific Plan Objective LU-1:*** *Provide for higher intensity development along transportation corridors and within close proximity to rail and transit stations.*
- Specific Plan Objective LU-2:*** *Establish development regulations that provide a framework for higher intensity development.*
- Specific Plan Objective LU-3:*** *Provide a development reserve of additional square footage within direct vicinity of public transit facilities as an incentive to developers and to provide flexibility for the future needs of the City’s residents and business.*
- Specific Plan Objective LU-4:*** *Establish land use districts that encourage high quality corporate headquarters and Class A office development.*
- Specific Plan Objective LU-5:*** *Establish land use regulations that support increased pedestrian activity and decrease the dependence on single-occupant vehicles.*
- Specific Plan Objective LU-6:*** *Coordinate land use planning within Moffett Park with transportation planning.*

- Specific Plan Objective LU-7:*** *Develop regulatory standards that ensure the efficient use of vacant and redevelopable land.*
- Specific Plan Objective LU-8:*** *Provide specific requirements to enhance public amenities of new development.*
- Specific Plan Objective LU-9:*** *Allow for balanced development that minimizes environmental and fiscal impacts to the City.*

CIRCULATION AND TRANSPORTATION OBJECTIVES

- Specific Plan Objective CIR-1:*** *Provide for a net Transportation Demand Management trip reduction of 20% on all new development within the Specific Plan area.*
- Specific Plan Objective CIR-2:*** *Provide for improved pedestrian mobility within the Specific Plan area.*
- Specific Plan Objective CIR-3:*** *Require all future transportation impacts are mitigated to the greatest extent feasible.*
- Specific Plan Objective CIR-4:*** *Ensure future Level of Service (LOS) standards within the Specific Plan area do not exceed adopted citywide standards*
- Specific Plan Objective CIR-5:*** *Require a correlation between higher intensity land uses in the Specific Plan project area and direct access to alternative modes of transportation.*
- Specific Plan Objective CIR-6:*** *Provide consistency with the citywide Transportation Strategic Program.*

INFRASTRUCTURE OBJECTIVES

- Specific Plan Objective INF-1:*** *Ensure infrastructure capacity within the Specific Plan area meets the demands of new development.*
- Specific Plan Objective INF-2:*** *Establish cost estimates related to future infrastructure improvements in the Specific Plan area to assist the City of Sunnyvale in establishing development fees for future development.*
- Specific Plan Objective INF-3:*** *Provide specific measures to increase the utilization of reclaimed water for irrigation purposes.*

ENVIRONMENTAL OBJECTIVES

- Specific Plan Objective ENV-1:*** *Require that all potential environmental effects are mitigated to the greatest extent feasible.*

Specific Plan Objective ENV-2: *Provide a program-level environmental document to be utilized as the primary environmental clearance document for subsequent environmental analysis and development.*

Specific Plan Objective ENV-3: *Ensure all stormwater within the Specific Plan area is properly conveyed and Best Management Practices are employed to reduce stormwater runoff and pollution.*

Specific Plan Objective ENV-4: *Employ regulatory standards and development guidelines that encourage the conservation of energy resources.*

URBAN DESIGN OBJECTIVES

Specific Plan Objective UD-1: *Ensure consistency with the Citywide Design Guidelines and Industrial Design Guidelines.*

Specific Plan Objective UD-2: *Provide for flexible corporate signage standards to ensure a quality, consistent signage program.*

IMPLEMENTATION AND ADMINISTRATION OBJECTIVES

Specific Plan Objective IMP-1: *Establishment of a streamlined project approval process for development projects within the Moffett Park Specific Plan project area.*

Specific Plan Objective IMP-2: *Provide cost estimates for future infrastructure improvements within the project area to assist in future capital improvement programming.*

Specific Plan Objective IMP-3: *Allow for flexibility with the Specific Plan so that it is responsive to changes in the marketplace.*

Specific Plan Objective IMP-4: *Identification of funding sources and/or funding mechanism for required improvements associated with the Moffett Park Specific Plan project area.*

2.4 Project Overview

SPECIFIC PLAN OVERVIEW

It is the intent of the City of Sunnyvale, through the adoption of the proposed Moffett Park Specific Plan, to provide a comprehensive, long-term plan that supports the development of a mix of land uses and addresses the potential impacts of future development within the context of the Specific Plan area. The proposed Specific Plan also addresses the need to establish a comprehensive policy and regulatory framework that provides the necessary elements to guide future development in concert with and responsive to, the needs of the marketplace. In recent years, the marketplace economy of the Silicon Valley has generated a demand for high technology, research and development (R&D), and corporate headquarters office space. In response to this market demand, the City of Sunnyvale has received several development applications for R&D and corporate headquarters uses in the Moffett Park Business Area.

Many of the development applications have requested the approval of a Use Permit to exceed the 35% Floor Area Ratio (FAR) allowed by the current City of Sunnyvale General Plan and Zoning Code. To respond to the market demand, the proposed Specific Plan would amend the land use development policies for the Specific Plan area, reduce the need for use permits and provide other methods for administrative relief, and provide a regulatory document that is directly linked to Citywide goals and policies for the area. The proposed Specific Plan would allow a mix of complimentary land uses, including corporate office, manufacturing, warehouse, small-scale retail, hotel, restaurant, and other ancillary support uses. The proposed Specific Plan would also allow for an increase in development intensities by increasing the base and maximum Floor Area Ratios (FARs) of the zoning districts in the Moffett Park Specific Plan area.

As required by the California Government Code Sections 65450 et. seq., the Moffett Park Specific Plan document includes text and diagrams which specify the following in detail:

- ❖ Chapter 1: Executive Summary
- ❖ Chapter 2: Introduction
- ❖ Chapter 3: Planning Framework
- ❖ Chapter 4: Development Plan
 - Land Use Plan
 - Circulation Plan
 - Transportation and Access
 - Domestic Water System
 - Reclaimed Water System
 - Sewer System
 - Hydrology and Drainage System
- ❖ Chapter 5: Development Regulations
- ❖ Chapter 6: Implementation & Administration
- ❖ Chapter 7: Appendices

SPECIFIC PLAN EIR OVERVIEW

The Moffett Park Specific Plan does not propose any specific development projects for the area; rather it is intended to provide guidance and consistency of future development within the Moffett Park Specific Plan boundaries. Although adoption of the Specific Plan would not directly result in development impacts, future implementation of the Specific Plan (i.e. Individual development proposals being guided and directed by the Specific Plan) could indirectly result in impacts from development within the Specific Plan area. Potential environmental impacts of this nature (i.e., impacts resulting from the implementation of a plan or program) require consideration under the associated actions necessary for implementation of the Specific Plan and constitute a “Project” as defined by the CEQA guidelines. When individual projects are proposed within the boundaries of the Moffett Park Specific Plan in the future, the City of Sunnyvale will evaluate the individual proposals to determine whether their environmental effects are within the

scope of those effects analyzed in the Moffett Park Specific Plan EIR. If the individual proposals would have no environmental effects beyond those identified in this EIR, the City of Sunnyvale can assert that the individual proposal is part of this Program EIR, and no further CEQA compliance will be necessary.

This EIR analyzes development proposals particular to the Moffett Park Specific Plan area referred to previously as the “Project”. As required by CEQA, it includes a description of the proposed project, the actions required for project approval, and an evaluation of the environmental impacts anticipated upon implementation of the project (i.e. future development proposals guided by the Specific Plan). Where applicable, this EIR incorporates by reference the technical analysis prepared for the City of Sunnyvale General Plan, the NASA Ames Development Plan Draft Environmental Impact Statement, the Corporate Campus Project EIR (Juniper Networks), the Lockheed Master Use Permit Application Draft EIR, and the Draft Program EIR for the Sunnyvale Future Study). All volumes of these documents are available for review at the City of Sunnyvale, Department of Community Development, 456 West Olive Avenue, Sunnyvale, CA, 94088-3703.

2.5 Project Characteristics

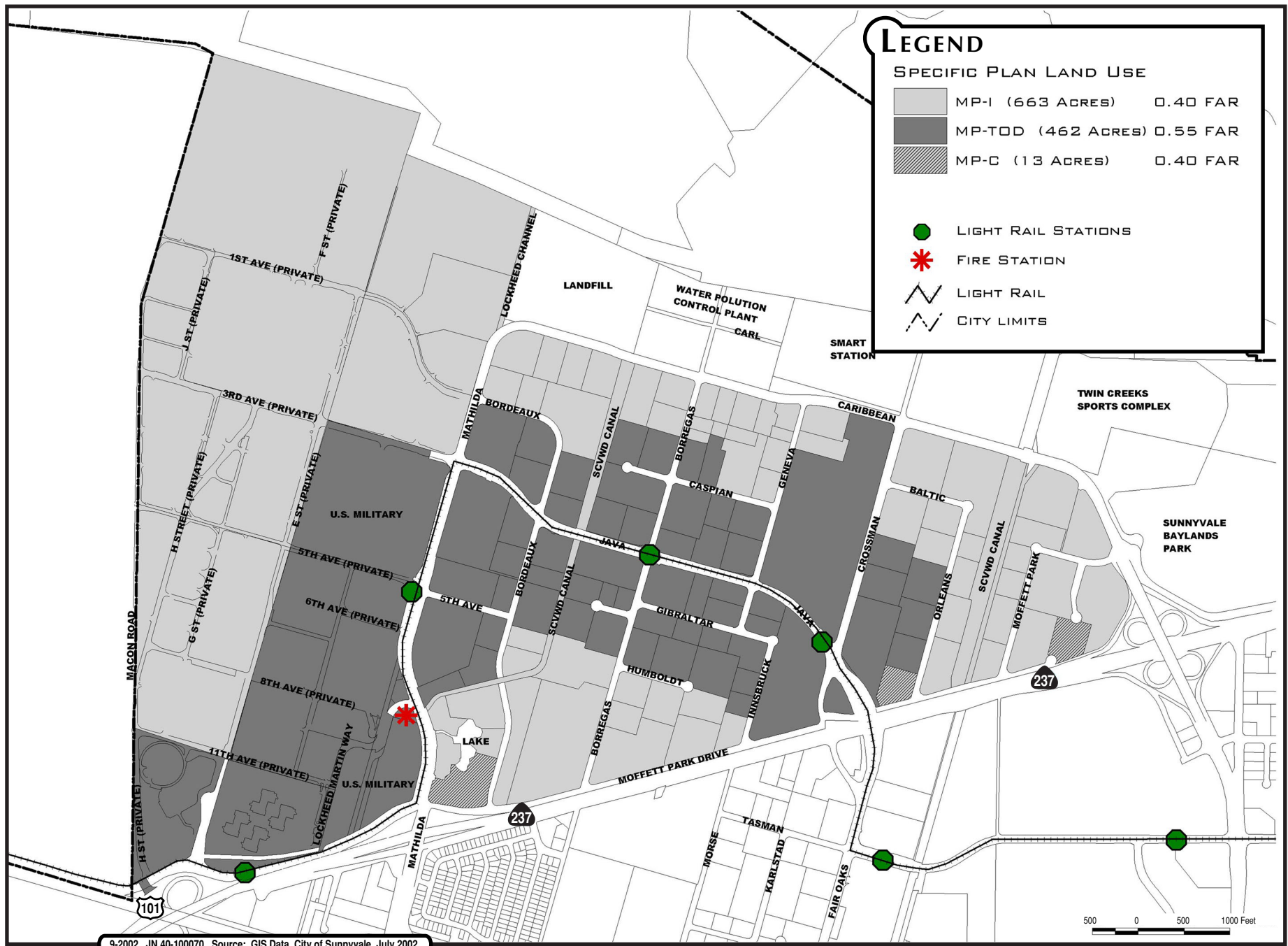
INTRODUCTION

The proposed Moffett Park Specific Plan would serve as a land use policy document that would guide future development projects within the Moffett Park Specific Plan area. Implementation of the proposed Specific Plan would allow a mix of land uses, such as corporate office, manufacturing, warehouse, small-scale retail, hotel, restaurant, and other ancillary support uses. The proposed Specific Plan would also increase the allowed development intensities for land uses in the Moffett Park Specific Plan area beyond existing conditions. This would occur by amending the current zoning for the Specific Plan area, increasing the base and maximum FARs for the proposed zoning districts, and creating a two million square-foot floating development reserve.

LAND USE PLAN

The Land Use Plan for the Moffett Park Specific Plan provides for the development of three distinct planning/land use districts, which are described below. The Moffett Park Specific Plan Land Use Map depicts the boundaries for each land use district within the Specific Plan area and supersedes the City’s official Zoning Map referenced in Title 19, Chapter 19.16 of the Sunnyvale Municipal Code. Exhibit 2-4 illustrates the Land Use Map for the Moffett Park Specific Plan.

The Specific Plan area encompasses approximately 1,156 acres incorporating three distinct land use districts, including: Moffett Park - Transit Oriented Development (MP-TOD), Moffett Park – Industry (MP-I), and Moffett Park – Commercial (MP-C). In addition to these districts, the Specific Plan permits an additional 2,000,000 square feet of floating development potential that can be applied to any parcel in the Specific Plan area, provided specific criteria have been met.



Moffett Park - General Commercial (MP-C)

The MP-C District provides for 13.01 acres of limited commercial development with an allowable intensity of .40 FAR. Total development potential within the MP-C District equates to approximately 246,288 square-feet. The MP-C District is intended for the construction, use, and occupancy of buildings for hotels, restaurants, retail sales and services, and professional services. The permitted and conditionally permitted uses for the MP-C district are noted in Table 2-1, located on pages 2-15 through 2-18.

Moffett Park – Transit Oriented Development (MP-TOD)

The MP-TOD District provides for 462.33 acres of commercial, office and industrial development with an allowable intensity of .55 FAR within the direct vicinity of the existing light rail line. Total development potential within the MP-TOD District is 9,403,994 square-feet. The MP-TOD zoning district is intended for the construction, use, and occupancy of buildings for office, research, limited manufacturing, hotels, restaurants, financial institutions, retail sales and services, professional services and similar compatible uses. Accessory uses for the benefit of onsite employees (e.g., recreation facilities, cafeterias) are also allowed and encouraged. The purpose of the MP-TOD District is to encourage higher intensity uses that can best take advantage of locations in close proximity to Tasman light rail corridor. The allowed FAR of .55 may be increased to a maximum of .70 for development projects that meet a set of criteria identified within the Specific Plan. The total development intensity increases beyond the base FAR in all districts in the Specific Plan area may not exceed a cumulative yield of 2,000,000 square feet. The permitted and conditionally permitted uses for the MP-TOD district are noted in Table 2-1, located on pages 2-15 through 2-18.

Moffett Park - Industrial (MP-I)

The MP-I District provides for 663.20 acres of general industrial development with an allowable intensity of .40 FAR. Total development potential within the MP-I District equates to 11,555,597 square-feet. The MP-I zoning district is intended for the construction, use, and occupancy of buildings for office, research, limited manufacturing, hotels, restaurants, and financial institutions. Accessory uses for the benefit of onsite employees (e.g., recreation facilities, cafeterias, etc.) are also allowed and encouraged. The allowed floor area ratio of .40 may be increased to a maximum of 0.50 for development projects that meet a set of criteria identified within the Specific Plan. The total development intensity increases beyond the base FAR in all districts in the Specific Plan area may not exceed a cumulative yield of 2,000,000 square feet. The permitted and conditionally permitted uses for the MP-I district are noted in Table 2-1, located below.

Table 2-1
Permitted and Conditionally Permitted Land Uses by Land Use District

Use			Zoning District		
			MP-TOD	MP-I	MP-C
Notes Regarding Table 2-1:					
1. The letters and symbols in the table below are defined as follows: P = Permitted use N = Not permitted, prohibited MPP = Miscellaneous plan permit required SDP = Special Development Permit Required					
2. Referenced section numbers are from the Sunnyvale Planning and Zoning Code (Title 19)					
1.		Office, Research and Development			
	A.	Administrative, professional, research and development, and corporate offices (no manufacturing, processing or assembly.	P	P	N
	B.	Medical offices and clinics	SDP	SDP	SDP
	C.	Financial institutions (except drive-throughs)	P	P	P
	D.	Research and development related to the manufacture, processing, and assembly of products	SDP	SDP	N
2.		Manufacturing and Warehousing ¹			
	A.	Plants and facilities for the assembly, compounding, manufacturing, packaging, processing, repairing or treatment of equipment, materials, merchandise, or products. (Non hazardous materials only – refer to section 10 below)	SDP	P	N
	B.	Wholesale or commercial storage or warehousing of merchandise or products within a building, and no outdoor storage.	N	P	N
	C.	Electronic data storage and data server farms	N	P	N
3.		Retail Commercial			
	A.	Bakeries	P	P	P
	B.	Drive-through businesses, except restaurants	SDP	SDP	SDP
	C.	Retail sales businesses (under 10,000 sq. ft.)	P ²	P ²	P
	D.	Destination retail (>10,000 sq. ft.)	N	SDP	N
4.		Service Commercial			
	A.	Custom fabricators	P	P	N
	B.	Printers, copiers, and engravers using chemical processes	SDP	SDP	N
	C.	Repair shops for household appliances and wearing apparel	P	P	P
	D.	Retail service uses, such as copiers, engravers, and locksmiths (less than 10,000 sq. ft.)	P	P	P

Table 2-1
Permitted and Conditionally Permitted Land Uses by Land Use District

Use			Zoning District		
			MP-TOD	MP-I	MP-C
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2. Referenced section numbers are from the Sunnyvale Planning and Zoning Code (Title 19)					
	E.	Self storage (less than 10,000 sq. ft.)	N	N	N
5.		Personal Service			
	A.	Childcare centers small business sponsored (maximum 14 children)	MPP	MPP	N
	B.	Childcare centers, large business sponsored (maximum 30 children)	SDP	SDP	N
	C.	Commercial schools (i.e., business and professional) with or without dormitories	SDP	SDP	N
	D.	Laundry and cleaning business and self-operated laundries and cleaners	P	P	P
	E.	Massage establishments subject to the provisions of Chapter 9.41 of the Municipal Code	N	N	N
	F.	Personal service businesses (i.e, hair salon, barber, cosmetology)	MPP	MPPP	MPNP
6.		Eating/Drinking Establishments ²			
	A.	Drive-through restaurants	N	SDP	SDP
	B.	Nightclubs and cocktail lounges, where alcoholic beverages are sold and consumed	SDP	SDP	SDP
	C.	Restaurants and fast food restaurants not serving alcoholic beverages, no drive-through	MPP	MPP	MPP
	D.	Restaurants and fast food restaurants which serve alcoholic beverages, no drive-through	SDP	SDP	P
	E.	Take-out restaurants, no drive-through	MPP	MPP	MPP
7.		Automotive			
	A.	Automotive service stations. (retail sales not allowed)	SDP	SDP	SDP
	B.	Car wash facilities	N	SDP	SDP
8.		Public Facilities			
	A.	Public transportation facilities	SDP	SDP	SDP
	B.	Public utility buildings and service facilities	SDP	SDP	SDP
	C.	Public Parks	P	P	P
	D.	City Facilities (i.e., fire station, police station, etc)	P	P	P
9.		Boarding/Lodging			
	A.	Hotels or motels	MPP	MPP	MPP

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Permitted and Conditionally Permitted Land Uses by Land Use District

Use			Zoning District		
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Notes Regarding Table 2-1:					
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2. Referenced section numbers are from the Sunnyvale Planning and Zoning Code (Title 19)					
	B.	Single Resident Occupancies	SDP	SDP	SDP
10		Other			
	A.	Accessory structures, including emergency generators(non-hazardous materials)	SDP	SDP	SDP
	B.	Adult business establishment, subject to the provisions of Chapter 19.60 of the Zoning Ordinance	N	N	N
	C.	Educational uses, with or without dormitories (excluding children or childcare)	SDP	SDP	N
	D.	Emergency shelter containers (ARKs) meeting criteria described in Section 19.22.05 of the Zoning Ordinance	P	P	P
	E.	Emergency shelter containers other than ARKs	SDP	SDP	N
	F.	Hazardous materials storage as defined in Titles 20 and 21 of the Municipal Code.	P	P	N
	G.	Hazardous materials storage facilities which meet the criteria of Section 19.22.060 of the Zoning Ordinance	MPP	MPP	N
	H.	Hazardous materials storage facilities which do not meet the criteria of Section 19.22.060 of the Zoning Ordinance	SDP	SDP	N
	I.	Hazardous wastes management facilities which meet the criteria of Section 19.22.070 of the Zoning Ordinance	SDP	SDP	N
	J.	Incidental and accessory storage, mechanical equipment which meet criteria in Chapter 19.82 of the Zoning Ordinance (5 percent net coverage and screened)	MPP	MPP	MPP
		Incidental and accessory storage, mechanical equipment which meet criteria in Chapter 19.82 of the Zoning Ordinance (greater than 5 percent net coverage and screened)	SDP	SDP	SDP
	K.	Recycling centers	SDP	SDP	N
	L.	Storage of vehicles incidental to the allowed use	P	P	P
	M.	Telecommunications facilities	Per Chapter 19.54 of the Zoning Ordinance		

Table 2-1
Permitted and Conditionally Permitted Land Uses by Land Use District

Use		Zoning District			
		MP-TOD	MP-I	MP-C	
Notes Regarding Table 2-1:					
1. The letters and symbols in the table below are defined as follows: P = Permitted use N = Not permitted, prohibited MPP = Miscellaneous plan permit required SDP = Special Development Permit Required					
2. Referenced section numbers are from the Sunnyvale Planning and Zoning Code (Title 19)					
	N.	Accessory Recreational Facility (Indoor/Outdoor)	MPP	MPP	N
	O.	Athletic, Cultural, or Recreational Enterprise	SDP	SDP	SDP
Source: RBF Consulting, Draft Moffett Park Specific Plan, August 2002					
Notes: 1. Non-hazardous Materials only. 2. Live entertainment requires an SDP.					

TWO MILLION SQUARE FEET DEVELOPMENT RESERVE

In addition to the land use districts described above, the Specific Plan permits an additional 2,000,000 square-feet of floating development potential within the Specific Plan area (refer to Table 2-2, below). This 2,000,000 square-feet of development reserve is in addition to the increased development potential of .55 FAR in the MP-TOD area, and .40 FAR in the MP-I and MP-C areas as described in the proposed Moffett Park Specific Plan. The intent of the development reserve is to maximize land use densities in the transit corridor for uses such as corporate headquarters, and in the remainder areas of Moffett Park where such land use intensification would be appropriate. The development reserve was created to allow a greater flexibility for future development projects in the Moffett Park area, so that future redevelopment in the Specific Plan area will be consistent with, and respond to the City's desire for higher intensity land uses (especially when located close to the transit corridor) than currently exist in the Moffett Park Specific Plan area.

The 2,000,000 square-foot development reserve can be applied to any development project in the Specific Plan area, provided the project adheres to specific criteria established in the Specific Plan. Development projects that are allocated additional square-footage from the floating development reserve would be allowed to exceed the base FAR of the project site. Parcels located within the MP-TOD District would be permitted to exceed the allowable .55 FAR to a maximum .70 FAR. Parcels within the MP-I District would be permitted to exceed the allowable .40 FAR to a maximum .50 FAR. Floating reserve space would be allocated on a first-come, first-serve basis until the entire reserve has been exhausted. At the time of publication of this Draft EIR, the recently approved Juniper Networks Corporate Campus has been allocated approximately 600,000 square feet of the total 2,000,000 square feet of available development reserve for intensified development up to .70 FAR in the MP-TOD District.

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

The proposed Specific Plan would also include a transfer of development rights (TDR) program. The TDR program would allow owners of underdeveloped properties to transfer or sell their development

rights to another property that wishes to develop beyond the base FARs. The Specific Plan has outlined criteria for this program. Additional site specific mitigation may be required due to increased localized intensity.

Although the total FAR within the proposed Moffett Park Specific Plan area would be expected to remain the same, by allowing the transfer of development rights from owners of underdeveloped properties to transfer or sell their development rights to another property owner could ultimately result in a greater intensity of site-specific impacts on a parcel-by-parcel basis. However, as this EIR contemplates full buildout of the maximum FAR and corresponding square footages of development potential within the Specific Plan boundaries, the “higher intensity” of development on any given parcel has been accommodated at a programmatic level of analysis. It is anticipated that property owners wishing to develop beyond the base FAR of their parcel, as established by the Specific Plan, would utilize this EIR to determine what additional environmental documentation may be required. Developments that require discretionary review will be examined in light of this EIR (see section 1.2, *Purpose and Scope of the EIR*).

DEVELOPMENT POTENTIAL

As described in Table 2-2, the Specific Plan area provides for a maximum 24.3 million square feet of total development potential.

Implementation of the proposed Moffett Park Specific Plan would involve the intensification of manufacturing, office, research and development (R&D), and related business-serving land uses in the Moffett Park area. The proposed Specific Plan would allow such uses to be developed at higher FARs than the current FARs established in the existing City of Sunnyvale General Plan and Zoning Code. The existing City of Sunnyvale General Plan and Zoning Code allows for development intensities of FARs of .35 for industrial properties in the Specific Plan area, .50 for warehouse uses, and .50 for a select number of properties located along the transit core. Assuming “status quo” buildout of the Specific Plan area under existing City of Sunnyvale General Plan and Zoning FAR policies, the total amount of building floor space that could occur in the Specific Plan area would be approximately 18.3 million square feet.

By increasing the FARs, the development potential within the Moffett Park Specific Plan area would increase from approximately 18.3 million square-feet of building floor space to approximately 24.3 million square-feet of building floor space. This would increase the development potential by approximately 33.3 percent beyond the conditions that have been assumed under General Plan Buildout. Table 2-3 compares the future building potential within the Moffett Park Specific Plan area with the existing FARs allowed in the current City of Sunnyvale General Plan and Zoning Code and the future development potential that would be facilitated by implementation of the proposed Specific Plan and associated FARs.

**Table 2-2:
Building Potential of Moffett Park Specific Plan area
Under the Proposed Specific Plan**

Specific Plan Sub-District	Parcel Acreage	Developable Acreage ¹	FAR ²	Development Potential: Total Allowed Building Square-Footage
MP-TOD	462.3	392.5	.55	9.4 million
MP-I	681.1	663.2	.40	11.6 million
MP-C	13.0	13.0	.40	246,000 ³
Special Area	N/A	N/A	N/A	1.47 million ⁴
Total Development Allowed by the FARs for this Alternative (excludes existing and/or recently approved projects)⁵	1,156.4	1,068.7	N/A	22.7 million
Total Development Potential of this Alternative (includes existing and/or recently approved projects)⁶	1,156.4	1,068.7	N/A	24.33 million

Notes:

1. "Developable Acreage" for each area excludes existing SCVWD right-of-ways and U.S. Military Parcels.
2. Allowable development intensities may increase up to .70 FAR in the MP-TOD district and .50 FAR in the MP-I district. Development intensity increases in these districts may not exceed 2,000,000 square-feet.
3. Approximately 246,000 square feet of existing commercial space is currently developed within the Specific Plan on several parcels that total 13.0 acres. For the purposes of this analysis, it is assumed that these parcels are fully developed with viable uses and would remain frozen (i.e., new development/redevelopment would not likely occur on the commercial parcels because they are already developed with viable uses).
4. Development Reserve may allocate square footage to parcels in MP-TOD and MP-I Zones, up to 2 million square feet, less any development entitled after January 1, 2001. "Actual" reserve availability is approximately 1.47 million square feet due to projects approved since January 1, 2001.
5. The "Total Development Allowed by the FARs for this Alternative" does not consider the square footage of existing and/or recently approved projects.
6. The "Total Development Potential of this Alternative" considers the square footage of existing and/or recently approved projects. Several existing and/or approved projects have FARs greater than the FARs allowed under this alternative. Therefore, when considering existing and recently approved conditions, the "Total Development Potential of this Alternative" is greater than the "Total Development Allowed by the FARs for this Alternative".

Source: RBF Consulting, Draft Moffett Park Specific Plan, August 2002.

As noted in Table 2-3, there currently are approximately 15.6 million square-feet of existing building floor space developed in the Moffett Park Specific Plan area. Under existing City of Sunnyvale General Plan and Zoning policies and standards, the proposed project area could accommodate an additional 2.7 million square-feet of building floor space, up to a General Plan buildout of 18.3 million square-feet of building floor space. Implementation of the proposed Specific Plan would increase the buildout potential in the proposed Plan area above General Plan conditions, and allow for a total of approximately 24.3 million square feet of building floor space at buildout.

Table 2-3: Future Building Potential of the Moffett Park Specific Plan area With Existing General Plan/Zoning FARs and Proposed Specific Plan FARs					
Existing amount of Developed Building Floor Space	Development Potential of Specific Plan area with existing General Plan and Zoning FARs		Development Potential of Specific Plan area with proposed FARs of the proposed Specific Plan		
	Total Amount of Building Floor Space Allowed (General Plan Buildout Conditions)	Additional Amount of Building Floor Space that could be Developed	Total Amount of Building Floor Space Allowed (Specific Plan Buildout Conditions)	Additional Amount of Building Floor Space that Could BZe Developed Beyond Existing	Increase in Total Amount of Building Floor Space beyond Existing General Plan Buildout Conditions
15.6 Million Sq. Ft.	18.3 Million Sq. Ft.	2.7 Million Sq. Ft.	24.3 Million Sq. Ft.	8.8 Million Sq. Ft.	6.1 Million Sq. Ft.
Source: RBF Consulting, Draft Moffett Park Specific Plan, August 2002.					

Therefore, approximately 8.8 million additional square-feet of building floor space could be constructed in the Moffett Park area if the Specific Plan is adopted. This would be approximately 6.1 million more square-feet of building floor space than what is allowed under the existing General Plan and Zoning Code.

2.6 Infrastructure Plan and Implementation and Administration

In addition to the Land Use Plan, Chapter 4 (Development Plan) of the Moffett Park Specific Plan identifies the necessary infrastructure improvements (e.g. transportation, circulation, access, domestic water system and supply, reclaimed water sewer system, and drainage system) that would be required to accommodate the increase in development intensity associated with implementation and subsequent buildout of the Specific Plan through the year 2020. Chapter 6 (Implementation and Administration) of the Specific Plan provides an evaluation and identification of the costs associated with the improvements, as well as a comprehensive listing of available funding sources.

2.7 Public Outreach and Community Input

This Section provides an overview of the public outreach activities that have influenced the development of the Moffett Park Specific Plan's land use, circulation, and infrastructure components. One of the primary objectives of Moffett Park Specific Plan planning process is to establish a policy and regulatory document that is grounded in community participation and input. To this end, a number of opportunities for public input were offered to City residents, property owners, developers, and other interested parties. The various workshops, meetings, study sessions and informal discussions assisted in the development of the policy framework for the Specific Plan.

The following outreach activities have occurred throughout the Moffett Park Specific Plan planning and environmental review process:

COMMUNITY WORKSHOPS

The primary public outreach component of the Moffett Park Specific Plan occurred during a series of Community Workshops. These workshops were conducted to inform the general public about the Specific Plan project and encourage the public's input into the policy and regulatory elements of the Specific Plan document. The following workshops were held throughout the Specific Plan development process:

Workshop #1: March 16, 2001 – Introductory Workshop

The first Moffett Park Specific Plan neighborhood workshop was held on March 16, 2001. At this workshop, City staff provided an introduction to the project including an overview of the process leading up to the initiation of the Specific Plan work program. In addition, City staff provided an overview of the components of the Specific Plan document and engaged participants in identifying issues and opportunities related to the development of the Specific Plan. Issues and opportunities were identified in a variety of topic areas, including:

- ❖ Housing
- ❖ Circulation/Access
- ❖ Land Use
- ❖ Commercial and Support Uses
- ❖ Environmental Analysis/Mitigation

Workshop #2: June 1, 2001 – Land Use Alternatives/EIR Scoping Session

The Second Moffett Park Specific Plan neighborhood workshop was held on June 1, 2001. At this workshop, the City presented preliminary draft land use alternatives to the public and requested additional input and suggestions. Four preliminary draft alternative land use scenarios were presented to the workshop participants. The four alternatives included:

- ❖ Alternative A: Office/Industrial Emphasis
- ❖ Alternative B: Office/Industrial Transit Core Emphasis
- ❖ Alternative C: Commercial Retail Emphasis
- ❖ Alternative D: Residential Emphasis

Workshop #3: October 10, 2001 – Yahoo! Campus

At the request of the Sunnyvale City Council, an additional outreach workshop was conducted with the Community on October 10, 2001. At this workshop, revised land use scenarios, including a draft revised preferred alternative were presented to workshop participants.

BUSINESS AND TRANSPORTATION ASSOCIATION MEETINGS

As a supplement to the outreach to the general public and the local business community, the City of Sunnyvale conducted a series of three (3) meetings with the Moffett Park Business and Transportation Association between August and October 2001. The purpose of these meetings was to engage business interests within the Moffett Park area in a more detailed specific discussion related to land use and transportation issues.

CITY COUNCIL/PLANNING COMMISSION STUDY SESSIONS

A series of Study Sessions were conducted for City of Sunnyvale elected and appointed officials. During these Study Sessions, the City Council and Planning Commission were presented with various components of the draft Specific Plan. The following Study Sessions were conducted;

August 7, 2001 Study Session

City of Sunnyvale staff presented the conceptual land use scenarios to elected and appointed officials. Upon completion of the Study Session staff was directed by City Council to conduct the following additional items:

- ❖ Additional public outreach and input opportunities
- ❖ Inclusion and evaluation of lower intensity development scenarios
- ❖ Additional information related to transportation infrastructure improvements

May 14, 2002 City Council Study Session

On May 14, 2002, the City of Sunnyvale staff presented an overview of the revised land use alternatives and draft transportation and infrastructure impacts associated with potential implementation of the Specific Plan. Upon completion of the Study Session, City staff was directed to proceed with the development of the Specific Plan and consider a range of transportation system and land use alternatives. In addition, City staff was directed to reconcile the Transportation Strategic Program and Moffett Park Specific Plan project schedules so that impacts and analysis can be appropriately shared.

August 13, 2002 City Transportation Strategic Program Update

On August 13, 2002, City of Sunnyvale staff presented an update of the Transportation Strategic Program/Moffett Park Specific Plan to elected and appointed City officials. Staff presented the draft transportation impacts associated with the Specific Plan and requested feedback on the preliminary findings, issues and other relevant data.

Future public meetings that have been scheduled by City Staff to consider the development, implementation, and environmental review of the Specific Plan include the following:

- ❖ *October 15, 2002 Joint City Council/Planning Commission Study Session*
- ❖ *January 13, 2003 Planning Commission Public Hearing*
- ❖ *February, 2003 City Council Public Hearing (Specific Date to be Determined)*

2.8 Intended Uses of the EIR, Responsible Agencies and Discretionary Actions

The EIR is being prepared by the City of Sunnyvale to assess the potential environmental impacts that may arise in connection with actions related to future implementation of the Moffett Park Specific Plan. The City of Sunnyvale is the lead agency for the project and has discretionary authority over the project and project approvals. It is the intent of the City to permit all public infrastructure improvements and all

future developments that are within the timeframes and parameters established and analyzed in sufficient detail within the framework of this EIR to proceed without further environmental analysis. In addition to the currently proposed Moffett Park Specific Plan, other future approvals by the City may be required for the implementation of the Specific Plan. Such discretionary actions include General Plan Amendment, to maintain consistency between the Specific Plan and General Plan, the processing of Special Development Permits (SDPs), Final Site Plans, and future environmental review as required. Infrastructure financing and maintenance programs, and other actions necessary to implement the Specific Plan as identified in Section 2.13, *Other Discretionary and Ministerial Actions*, could also occur.

This EIR will be the primary reference document in the formulation and implementation of a mitigation monitoring report or monitoring program for the project, as required by Section 21081.6 of the Public Resources Code.

2.9 Other Discretionary & Ministerial Actions

Implementation of the proposed Specific Plan may also require the following subsequent approvals by the City of Sunnyvale: financing mechanisms/agreements; abandonment of streets or subsurface rights; building permits; demolition permits; grading permits; encroachment permits; property acquisition (which may involve the exercise of eminent domain for roadway and intersection improvements and for landscape easements for other utilities and/or landscaping and other public infrastructure); and other actions related to the implementation of the Specific Plan.